

**From:** Richard Kahn <[REDACTED]>

**To:** "jeffrey E." <jeevacation@gmail.com>

**Subject:** Fwd: Bathroom Tile & GC - 9 e 71st

**Date:** Thu, 02 Jun 2016 18:11:36 +0000

**Attachments:** ACS\_QUOTE\_-\_9\_E\_71ST.docx

**Inline-Images:** bottocino.png

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would you like to meet with tile contractor and or GC next week in NY?  
thought if you were off to Paris for 2 weeks then LSJ it may be good time to start project (estimated 4-5 weeks total time) or maybe August is better  
please advise  
thank you

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel 212-971-1306  
fax 646-350-0954  
[REDACTED]

Begin forwarded message:

**From:** Richard Kahn <[REDACTED]>

**Subject:** Bathroom Tile & GC - 9 e 71st

**Date:** May 27, 2016 at 4:07:07 PM EDT

**To:** "jeffrey E." <jeevacation@gmail.com>

**Cc:** Karina Shuliak <[REDACTED]>

Attached are emails from contractors:

- a) General Contractor - Mike Browne whose quote covers protection / demo / electrical / plumbing / carpentry
  - there was no amount bid as he posed some questions and needs more direction
  - i estimate his bid for this scope to be in 35-45k range which does not include any new plumbing or electrical fixtures we would supply
- b) Tile Vendor - Peter bid was for all tile materials and labor - he quoted job as rooms currently exist however you may decide to change scope
  - bid was 65,500 - i think i probably can negotiate down 10% or so

Depending on your answers to the following question below i believe cost for entire bathroom will be 100,000 +- 10%

Please provide guidance on the following questions:

- 1) please confirm location of toilet / shower plumbing fixtures and vanity will remain in same spots

- 2) will we purchase a new vanity? medicine cabinet? plumbing fixtures? toilet? lighting - sconces and vanity lights
- 3) will we source materials or have GC source?
- 4) shower area - will we keep mirrored shelves or build a niche? if so what size and location / new mirror on shower wall?
- 5) doors - currently brass (i believe) and heavy - new style / color with lighter marble being used in rooms
- 6) radiant heat - would you like us to add to floor in entryway area (cost approximately 1,500)
- 7) slabs currently have a bullnose edge - keep this or different edging
- 8) crown molding - keep or replace with another style or design
- 9) extend entryway where we currently have wood / molding in entryway arch
- 10) steam room - keep benches same as is?
- 11) will marble on corner of entryway be 2 cm vs 3 cm in thickness
- 12) Timing to do work - both vendors appear hungry for work and that may impact negotiations..

Thank you

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue 4th Floor  
New York, NY 10022  
tel 212-971-1306  
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[REDACTED]

----- Forwarded message -----

From: **Mike Browne** <[REDACTED]>  
Date: Tue, May 24, 2016 at 10:02 PM  
Subject: Richard Kahn  
To: Richard Kahn <[REDACTED]>  
Cc: skuhn <[REDACTED]>

Hi Richard

Here's what I got from our visit today. Below is a list of questions.  
Let me know if I missed anything. Thank you.

Richard Kahn  
9 east 71st

Scope of work:

Prep Work:

- Protecting of the entry way, stairs, elevator, hallway and work area using zip walls, ramboard, Masonite etc.
- Setting up of a negative air machine with HEPA filters to reduce the dust.
- Removal of the vanity, medicine cabinet, toilet, light fixtures, and 3 doors to save for possible reuse.

Demo:

- Removal and disposal of all stone surfaces including the shower, steam room, toilet area, walls and floor.
- Removal and disposal of the Durock and Sheetrock down to the studs.

-Removal and disposal of the lead bend.

Plumbing:

- Installation of the new shutoff valves.
- Supply and installation of a new Mr Steam steam unit.
- Installation of a new owner supplied shower body, volume controls, handheld, sink and toilet.
- Fabrication and installation of 2 lead pans- 1 is 5 x 4, the other is 5x6 with two bench seats wrapping 2 sides 12x12.
- Installation of the new owner supplied toilet, sink and vanity.

Framing:

- Reframing of the walls, ceiling, shower curbs and benches to restore the integrity of the walls.
- Installation of blocking as required.

Electrical:

- Supply and installation of a warmly yours floor heating mat and thermostat. Approx 100sq ft.
- Installation of a disconnect as necessary for the steam unit as well as locating and wiring the thermostat.
- Installation of the owner supplied sconces in existing locations.
- Installation of the owner supplied side lights for the medicine cabinet.
- Supply and installation of 4 new dimmers with screwless plates.
- Supply and installation of a new gfi outlet in a new location.

Durock/Greenboard:

- Supply and installation of 30 sheets of 5/8 Durock.
- Supply and installation of 12 sheets of 5/8 Greenboard.

Questions?

Who supplies lighting?

Are lighting fixtures in existing locations?

Who supplies plumbing fixtures?

Who supplies med cabinet? Vanity?

Do you want radiant heat?

New steam unit?

Regards,

Michael Browne

T.C. Browne Co

[732.248.6600](tel:732.248.6600)

6.61 GB (44%) of 15 GB used

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Last account activity: 20 minutes ago

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Begin forwarded message:

**From:** peter strifas <[REDACTED]>  
**Subject:** quotation for 9 e 71st  
**Date:** May 25, 2016 at 9:57:42 PM EDT  
**To:** Richard Kahn <[REDACTED]>

Rich

See attached quotation , quoting the beige marble I had sent you photos of a couple of days ago.

Let's chat tomorrow.

Thanks

Peter D. Strifas  
Principal  
ACS STONE WORKS CORP.  
[REDACTED]



**From:** peter strifas <[REDACTED]>  
**Subject:** slabs  
**Date:** May 25, 2016 at 2:55:27 PM EDT  
**To:** Richard Kahn <[REDACTED]>

Rich

Good news, bad news type email. I have appx 1000 sq ft of slabs in 2 cm coming in container that I am trying to hold for the 9 E 71St bath.

I need appx 1180 sq ft to cover everything as is in the bath. I want explore not putting slab in one or two areas with ownership so that way we can get the bath done with what I have coming in container. I might not be in NYC tomorrow, but I will be available via phone if necessary. One idea I had was not putting full slabs in toilet room, and maybe doing 48" high on main walls in bath. Only using full slabs in shower and steam room area. That should get us down to where we need to be.

Finding 1200 sq ft locally of all the same material is always difficult, especially material this color and thickness of course.

Look forward to hearing back.

Thanks

Peter D. Strifas  
Principal

ACS STONE WORKS CORP.  
516-263-4522

SLAB: bottocino classico.